

FREQUENTLY ASKED QUESTIONS

ST Engineering – Lease Notification Information

1. Why did I receive a notification regarding lease negotiations between the City of Pensacola and ST Engineering?

The Pensacola International Airport strives to notify nearby property owners about upcoming developments in order to keep our neighbors informed. We have sent postcards to all properties located within 2500' of where this particular item will be located.

2. What is ST Engineering?

ST Engineering (previously referred to as VT Mobile Aerospace Engineering, Inc. or VT MAE), is a maintenance, repair, and overhaul (MRO) provider. ST Engineering provides scheduled and non-scheduled comprehensive aircraft inspection and maintenance services required by the airlines. ST Engineering has been conducting maintenance, repair and overhaul operations from their facility located on the northeast side of the Pensacola International Airport since June 2018.

3. Where will the development occur?

Development will take place in two locations on the Pensacola International Airport.

- Northeast:
 - o A second hangar facility and associated aircraft apron and automobile parking will be constructed directly south of the hangar facility completed in June 2018. Access will be from Langley Avenue.
- Northwest:
 - o Two to three hangar facilities, associated aircraft aprons, a warehouse/distribution facility, an office building, and associated automobile parking will be constructed in the area east of Tippin Avenue and south of Langley Boulevard. Access will be from Tippin Avenue.

4. Does this notification mean the City will be purchasing property?

No. The development will occur on property currently owned by the Pensacola International Airport.

5. What review activity has been performed?

The current facility constructed for ST Engineering on the northeast side of the Pensacola International Airport, as well as the proposed second hangar in this location was previously reviewed under an Environmental Assessment completed in October 2015. A copy of this document may be found on the City's website at <https://www.cityofpensacola.com/1131/VT-MAE> under "Related Documents".

Additionally, the current lease between the City of Pensacola and VT Mobile Aerospace Engineering, Inc. speaks to the development of the second hangar on the northeast side of the Pensacola International Airport. A copy of the current lease may also be found at the link above.

6. Will additional review activity be required?

Yes. The development that will take place on the northwest side of the Pensacola International Airport will require similar reviews as were conducted for the hangar development on the northeast side of the Pensacola International Airport:

- Site Assessments will be performed to identify the presence, or likely presence, of hazardous substances or petroleum products.
- An Environmental Assessment will also be performed to review possible impacts from the proposed operation on the environment. To see the factors that will be evaluated, you can review the Environmental Assessment completed for the development on the east side of the Pensacola International Airport at <https://www.cityofpensacola.com/1131/VT-MAE> under "Related Documents".

Additionally, leases for each facility will be negotiated and presented to the Pensacola City Council for approval.

7. What will the development look like?

Formal construction plans have not yet been developed for either site. However, conceptual drawings are shown below.



Figure 1: Proposed Second Hangar on East Side



Figure 2: Proposed Hangar Development on West Side

Refinements to the conceptual layouts to address neighborhood concerns and to minimize impacts to the surrounding areas will be reviewed during design development.

8. Will additional information be provided as the project develops?

Yes. Pensacola International Airport will post updates at the following link as the project continues: <https://www.cityofpensacola.com/1131/VT-MAE>.

Additionally, property owners within the 2500' notification zone will be informed of any public meetings relating to the project and will also be provided with notification prior to the Pensacola City Council meeting at which the leases will be considered.